

**Town of La Pointe Zoning
Town Plan Commission Regular Monthly Meeting Minutes
February 23, 2012**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Suellen Soucek, Joan Martin, Greg Thury, Larry Whalen, Carey Baxter (7).

Town Plan Commission Members Absent: none.

Public Present: Morris Osterbauer (1).

Town Staff Members Present: Jen Croonborg-Murphy, Z A, Margaretta Kusch, ZCA (1).

I. Call to Order/Roll Call

Chair Pallas called the Meeting to order at 5:00 PM at the La Pointe Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

C. Brummer states that he supports the town's attorney, Michael Fauerbach. S. Soucek and Chair Pallas agree. J. Croonborg-Murphy, Zoning Administrator, states that she supports the Town Plan Commission. Chair Pallas states that he's not quitting, contrary to rumor.

III. Approval of Previous Meeting Minutes

a. Town Plan Commission Regular Monthly Meeting January 19, 2012

G. Thury moves to approve the Town Plan Commission Regular Monthly Meeting minutes of January 19, 2012 as submitted. S. Soucek seconds. All in favor, 6 aye, 1 abstain (C. Baxter). Motion carries.

b. Town Plan Commission Special Monthly Meeting February 2, 2012

- In item I, change "*Public Hearing*" to "*meeting*." [page 1]
- In item V.a first bullet point, fifth paragraph, change "*C. Baxter feels that it this*" to "*C. Baxter feels that this*." [page 2]
- In item V.a first bullet point, ninth paragraph, second sentence, insert "*be*" after "*the change would*." [page 3]
- In item V.a second bullet point, third paragraph, third sentence, change "*that this list of buildings currently at MISA includes six*" to "*that if this amendment is approved the list of buildings at MISA would include six*." [page 3]
- In item V.a second bullet point, fourth paragraph, change "*(at MISA)*" to "*(for MISA)*." [page 4]
- In item V.a second bullet point, fifth paragraph, third sentence, change "*there's*" to "*there*." [page 4]
- In item V.a second bullet point, sixth paragraph, change "*read*" to "*re-read*." [page 4]
- In item V.a second bullet point, seventh paragraph, delete "*is*" from after "*at the site*." [page 4]
- In item V.a second bullet point, eleventh paragraph delete "*to*" after "*Town Board*." [page 4]
- In item V.a second bullet point, eighteenth paragraph, change "*other solution that could be come to*" to "*another solution*." [page 5]
- In item V.a, third bullet point, fifth paragraph, insert "*in*" before "*zone*." [page 5]
- In item V.a, third bullet point, fourteenth paragraph, change "*Se*" to "*She*." [page 6]

G. Thury moves to approve the Town Plan Commission Special Monthly Meeting minutes of February 2, 2012. S. Soucek seconds. All in favor, 7 aye. Motion carries.

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IV. Zoning Administrator's Report

On file. J. Croonborg-Murphy reports that notice of the revised Zoning Ordinance's approval by the County Board is to be posted and published by the Town Clerk either Monday or Wednesday of next week. The ordinance will then be valid the following day.

V. Consideration and/or Action of Permit Applications

a. Osterbauer, Morris re: preliminary certified survey South Shore Road parcels 014-00292-0400 and 014-00292-0500

The preliminary survey has been done under the old ordinance. The CSM will be under the new ordinance. Previously the Town Plan Commission liked the first of the three options presented.

J. Croonborg-Murphy states that the surveyor should definitely describe the private easement in the map.

M. Osterbauer asks if the proposal would make his back lot buildable. Chair Pallas responds that it would, he would just have to get land use permits and meet setbacks.

Chair Pallas moves to instruct Mr. Osterbauer to proceed with map version one of the preliminary certified survey on South Shore Road, parcels 014-00292-0400 and 014-00292-0500. G. Thury seconds. All in favor, 7 aye. Motion carries.

VI. New Business

a. Draft Land Use Permit applications for review/approval

The Zoning Administrator notes that this is all set to go except that the zones on the application need to be updated. She will make those changes. Consensus that this is fine.

b. Denton, Marjorie re: vendor booth at 853 Main Street parcel #014-00418-0000 – request from Zoning Administrator for interpretation of what permit(s) may be required

Zoning Administrator notes that the Bell St. Gallery tents didn't need permits, they just needed to meet setbacks, including from the lake. Ms. Denton would just need a sign permit and not to be in the right-of-way. She asks if Ms. Denton would need a Conditional Use Permit because she's in a residential zone.

C. Brummer feels that the proposal seems fine because it's in the Commercial District, and as such would not need a Conditional Use Permit.

J. Martin asks if the summer vendors that have been operating have needed permits (e.g. farmer's market sellers). The Zoning Administrator responds that the Town Board are going to look at vendor permits at their meeting next week.

The Town Plan Commission consensus is that no permit is necessary at this time.

c. Paul Brummer Complaint dated August 30, 2011 re: Craftivity, Inc. Conditional Use Permit and alleged wedding reception/parking violations at 978 Middle Road parcel #014-00178-0200

Attorney Fauerbach had first said to wait for the new ordinance to come into effect to discuss this complaint, but then changed his mind and said to make a decision before the new ordinance. The

Zoning Administrator is putting together a packet of all background info as well as audio CDs for the Commissioners. The item will be decided on at a Special Meeting held on Monday.

VII. Old Business

a. Hartzell, Robert re; Lightkeeper's Lodge Conditional Use Permit parking requirements

C. Brummer reads minutes from 2007 where the Lightkeeper's Lodge was increased from five to eight rental units and parking was required to increase to ten spaces, increase for the Pub too. The Town never reduced the number. He notes that the diagonal parking across the street is public parking.

Chair Pallas feels that the Town Board wrote the Conditional Use Permit, so they should deal with it. He feels the Zoning Administrator should be instructed to tell the Town Board that Mr. Hartzell's is in violation.

L. Whalen feels that there should be signage designating Lightkeeper's Lodge parking.

C. Brummer moves that after review of Lightkeeper's Lodge Conditional Use Permit parking requirements, the Town Plan Commission finds that there are four off-street parking spaces lacking, that the property owner needs to come up with a total of 10, and that they instruct the Zoning Administrator to notify the Conditional Use Permit holder. G. Thury seconds. All in favor, 7 aye. Motion carries.

VIII. Future Agenda Items

IX. Schedule Future Meetings

- Town Plan Commission Special Monthly Meeting to be held Monday, February 27, 2012, at 4:30 pm.

X. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor. Motion Carries. Meeting ends at 5:56 pm.

Town Plan Commission minutes respectfully submitted by Margaretta Kusch, ZCA on Saturday, March 03, 2012.

Town Plan Commission minutes approved as amended on Thursday, March 15, 2012.